

96th Street & Westfield Blvd. Area

City of Carmel, Indiana
Department of Community Services
EDEN Land & Design, Inc. - Consultant

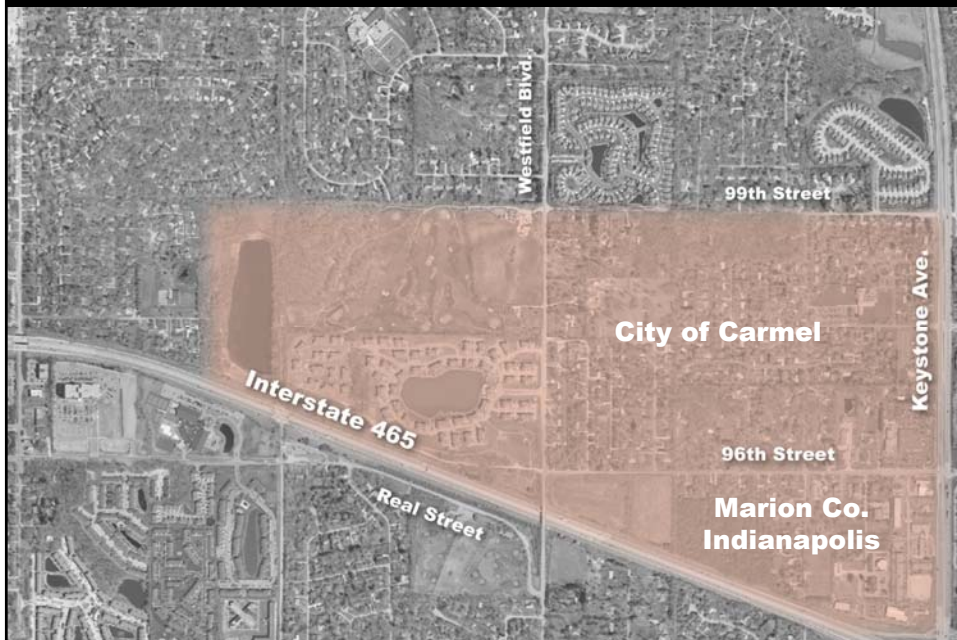
96th St. / Westfield Neighborhood Planning

DOCS Recommendations
Steering Committee #4
January 25, 2006

96th Street & Westfield Blvd. Area

City of Carmel, Indiana
Department of Community Services
EDEN Land & Design, Inc. - Consultant

Study Area



96th Street & Westfield Blvd. Area

City of Carmel, Indiana
Department of Community Services
EDEN Land & Design, Inc. - Consultant

Planning Mechanisms

Comprehensive Plan

- Mandated General Plan
- Basic Vision Statements for the Future of the entire City/Township
- Last Full Plan: 1996

Urban Design Plan

- Response to changes in overall society and best planning practices
- Adopted proactively as a set of principles and guiding attitudes for the future of the "Central Core"

Neighborhood Plan

- Response to "piece meal" development proposals.
- Advisory plan outlining basic concepts for future activities should the private market dictate.

Zoning

- Legally binding rules related to each parcel of land.
- Rarely completely overhauled.
- Changes come through case by case basis of petitions.

96th Street & Westfield Blvd. Area

City of Carmel, Indiana
Department of Community Services
EDEN Land & Design, Inc. - Consultant

Planning Organizations

DOCS Planning Staff

Knowledge of Other Agencies

- Professional City Planners
- Understand relevant zoning and advisory plans
- Encourage modification of petitions based on these documents.

Planning Commission

Sub Committees

- Representative Body which oversees general planning as well as evaluates specific petitions.
- Utilizes advisory plans, staff recommendations and public input to make recommendations to City Council.

City Council

- Reviews recommendations of Plan Commission.
- Accepts/Rejects recommendations based on public input, advisory plans and staff recommendations.

Implementation

- As private petitions/projects develop, they are evaluated against the accepted plan mechanisms that are in place. (Comp Plan, Neighborhood Plan, etc.)

This Neighborhood Plan

- **This is not a re-zoning of the neighborhood. Rather, as the private market acquires property and seeks to change the zoning, this plan would provide guidance to the planning commission on how to review the requested change in a larger context.**
- **The City of Carmel has no intentions of taking anyone's property through use of Eminent Domain to implement this plan. Rather, it sees the planning process as a way to guide private development efforts.**
- **Because of the development pressure, this neighborhood is changing. This plan seeks to balance many competing interests with a respect of the past and an understanding of future opportunities for quality, value-adding private market redevelopment.**
- **The Department sees this as a 10 year plan for the future.**

Department of Community Services

Neighborhood Plan Recommendations

Scales of Planning

Indianapolis/Carmel

- Part of the “Study Area” is Marion County/Indianapolis and not under the planning jurisdiction of the City of Carmel.
- The City of Carmel is the owner of 96th Street and does control curb cuts along the north and south sides of the street right of way.

Carmel Central Core

- The area between Keystone Ave. & Meridian Street is a rapidly changing district in Carmel
- Systems such as transportation and commercial use must function together in this core area.

Neighborhood

- Central Core “systems” are prompting new planning (Transportation, etc.)
- Real estate land desirability is prompting new planning
- Best practices in urban planning of neighborhoods are prompting new planning.

Department of Community Services

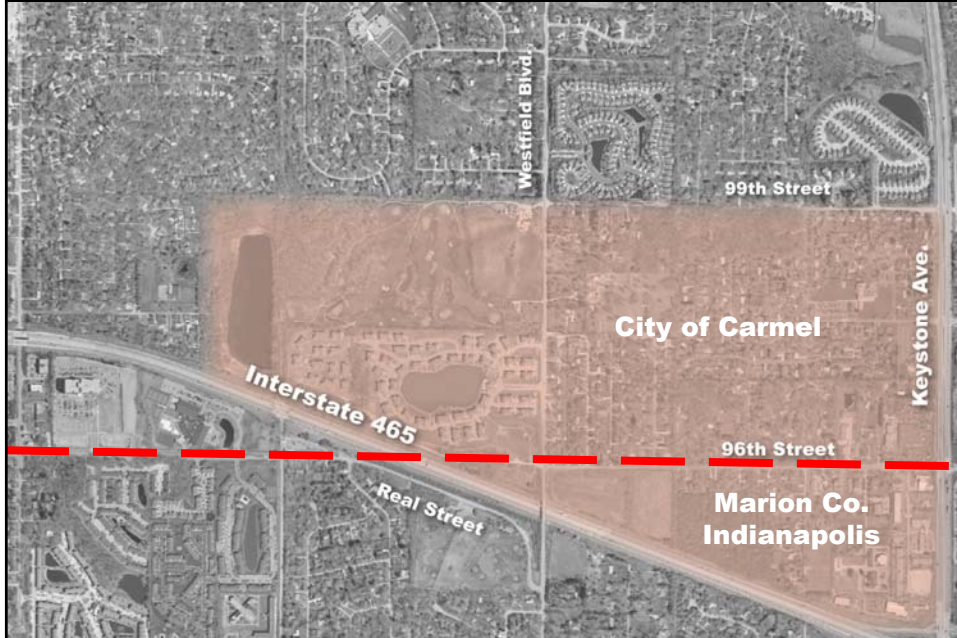
Neighborhood Plan Recommendations

Indianapolis/Carmel

96th Street & Westfield Blvd. Area

City of Carmel, Indiana
Department of Community Services
EDEN Land & Design, Inc. - Consultant

Study Area: Indianapolis

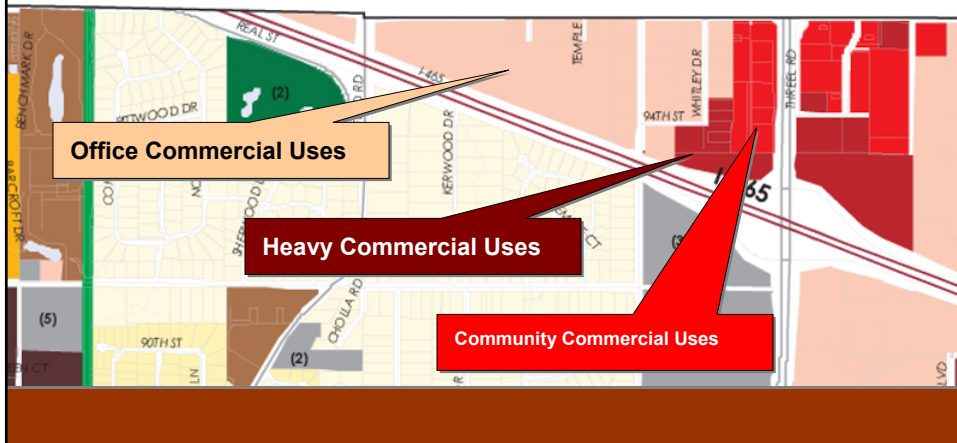


96th Street & Westfield Blvd. Area

City of Carmel, Indiana
Department of Community Services
EDEN Land & Design, Inc. - Consultant

INDIANAPOLIS/CARMEL Current Status

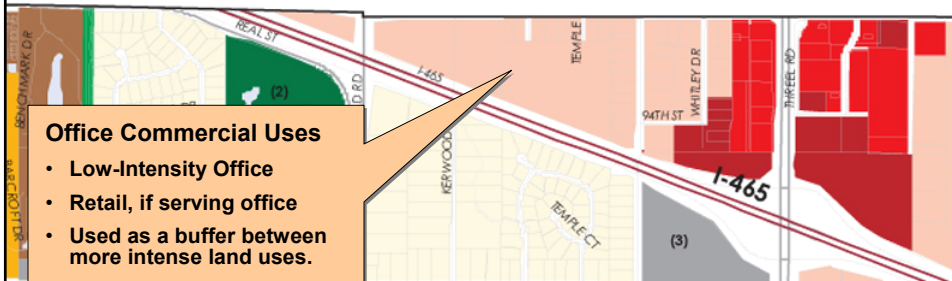
- The Washington Township Comprehensive Plan was adopted by the Metropolitan Development Commission in 2005.
- The Comp Plan serves as an advisory document for future planning and development in Marion County.



96th Street & Westfield Blvd. Area

City of Carmel, Indiana
Department of Community Services
EDEN Land & Design, Inc. - Consultant

INDIANAPOLIS/CARMEL Current Status



Office Commercial Uses

- Low-Intensity Office
- Retail, if serving office
- Used as a buffer between more intense land uses.
- Professional offices such as insurance, dental

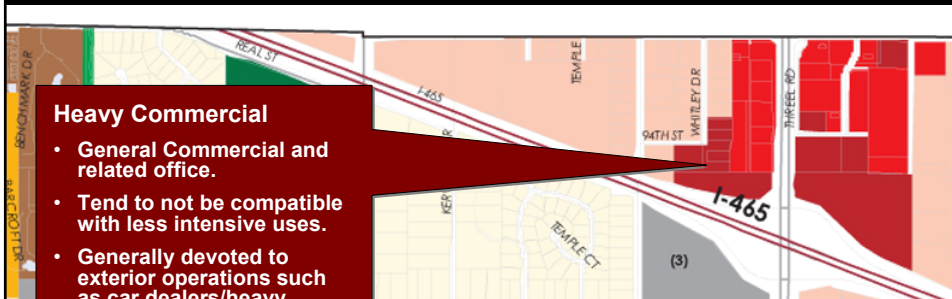
Photographic examples from Marion Co.
Land Use Handbook



96th Street & Westfield Blvd. Area

City of Carmel, Indiana
Department of Community Services
EDEN Land & Design, Inc. - Consultant

INDIANAPOLIS/CARMEL Current Status



Heavy Commercial

- General Commercial and related office.
- Tend to not be compatible with less intensive uses.
- Generally devoted to exterior operations such as car dealers/heavy equip. sales

Photographic examples from Marion Co.
Land Use Handbook



96th Street & Westfield Blvd. Area

City of Carmel, Indiana
Department of Community Services
EDEN Land & Design, Inc. - Consultant

INDIANAPOLIS/CARMEL Current Status

Community Commercial

- Low-intensity retail commercial and office
- Serve residential market
- Either freestanding or a part of a small integrated center with grocery.
- Limited outdoor display of merchandise

General characteristics from the Marion Co. Land Use Handbook

Maximum Gross Floor Area: 125,000 sq. ft.

Max. Acreage: 25 Acres

Service Area Radius: 2 Miles

Location: On arterial

Max. Outlots: 3

96th Street & Westfield Blvd. Area

City of Carmel, Indiana
Department of Community Services
EDEN Land & Design, Inc. - Consultant

INDIANAPOLIS/CARMEL Issues

- The Marion County Comprehensive Plan addresses mostly land use issues. Little guidance is given about character and/or development form.
- What happens south of 96th Street is critical to activities north of 96th Street.
- The City of Carmel owns 96th Street and therefore controls curb cuts on the street.
- The City of Carmel wants to work closely with Indy DMD to create high quality development.

INDIANAPOLIS
Marion County

96th Street & Westfield Blvd. Area

City of Carmel, Indiana
Department of Community Services
EDEN Land & Design, Inc. - Consultant

INDIANAPOLIS/CARMEL RECOMMENDATIONS

This Neighborhood Plan recommends the following character for this area:

- Preserve large woodland area adjacent to I-465.
- Emphasize a walkable development pattern for new development.
- Encourage a mix of land uses including residential.
- Encourage the development of usable open spaces.
- Keep building height to four stories or less.



96th Street & Westfield Blvd. Area

City of Carmel, Indiana
Department of Community Services
EDEN Land & Design, Inc. - Consultant

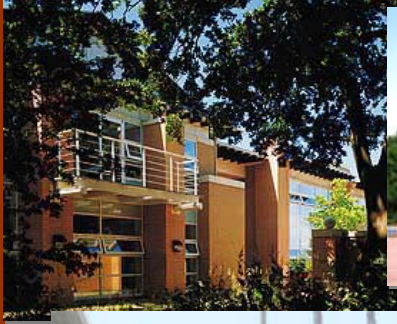
Photo Analogies Office



96th Street & Westfield Blvd. Area

City of Carmel, Indiana
Department of Community Services
EDEN Land & Design, Inc. - Consultant

Photo Analogies
Office



96th Street & Westfield Blvd. Area

City of Carmel, Indiana
Department of Community Services
EDEN Land & Design, Inc. - Consultant

Photo Analogies
Residential



Recommended Actions

- 1. Continue discussions of Neighborhood Plan Character Recommendations with Indianapolis Department of Metropolitan Development Staff**
- 2. Send Formal Letter requesting participation in the land-use planning process for the outlined land area. Include neighborhood character recommendations.**
- 3. Utilize ownership of 96th Street as a mechanism for involvement in land use decisions.**
- 4. Continue to monitor land use planning in outlined area and support any community planning activities proposed by the City of Indianapolis.**

Department of Community Services

Neighborhood Plan Recommendations

Carmel Central Core

Department of Community Services

Neighborhood Plan Recommendations

Carmel Central Core

MOBILITY

A MOBILE CITY: Corridors

- Streets are our best connectors
- They can be comfortable spaces; They can be places for more than just cars
- A “fine grain” creates many options for connectivity



96th Street & Westfield Blvd. Area

City of Carmel, Indiana
Department of Community Services
EDEN Land & Design, Inc. - Consultant

A MOBILE CITY: Transit

- Mobility is more than just getting in your car.
- “Options” are the key
- What is in your mobility “tool kit?”
- A Intra-urban System for Carmel
- A Inter-urban System for Carmel

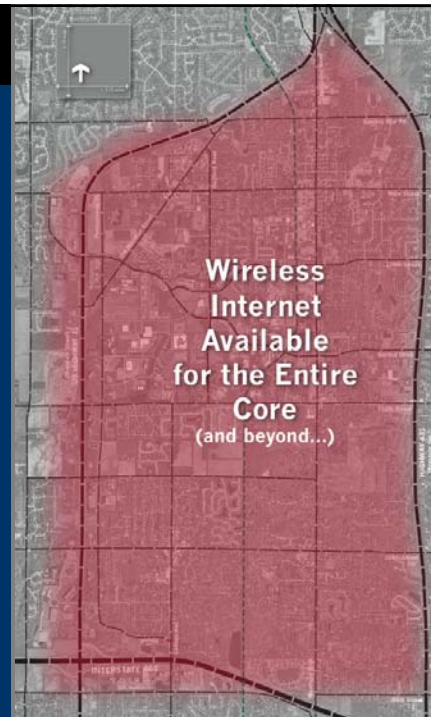


96th Street & Westfield Blvd. Area

City of Carmel, Indiana
Department of Community Services
EDEN Land & Design, Inc. - Consultant

A MOBILE CITY: Wireless Internet

- The Internet is here to stay
- It must be planned for in the design of our cities
- Wireless Internet changes the way we look at mobility
- Creates the Live/Work Scenario



96th Street & Westfield Blvd. Area

City of Carmel, Indiana
Department of Community Services
EDEN Land & Design, Inc. - Consultant

1 - Westfield Boulevard

Issue:

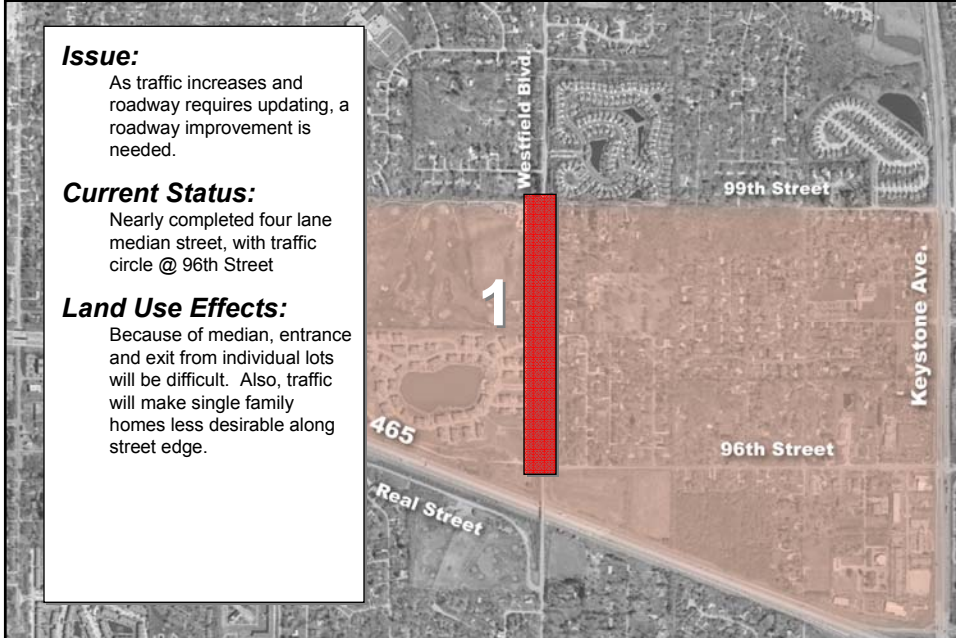
As traffic increases and roadway requires updating, a roadway improvement is needed.

Current Status:

Nearly completed four lane median street, with traffic circle @ 96th Street

Land Use Effects:

Because of median, entrance and exit from individual lots will be difficult. Also, traffic will make single family homes less desirable along street edge.



96th Street & Westfield Blvd. Area

City of Carmel, Indiana
Department of Community Services
EDEN Land & Design, Inc. - Consultant

1 - Westfield Boulevard



96th Street & Westfield Blvd. Area

City of Carmel, Indiana
Department of Community Services
EDEN Land & Design, Inc. - Consultant

2 - Keystone @ 96th Street

Issue:

Traffic at the intersection is stalled and heavy because of volume, a mix of thru and local traffic, and poor signaling.

Current Status:

The City of Carmel is in preliminary talks with the Indiana Department of Transportation to design an effective solution to the issue.

Land Use Effects:

A solution which allows drivers a choice between thru and local traffic would reduce local congestion. As the intersection is redesigned, land adjacent will be more desirable for development.



96th Street & Westfield Blvd. Area

City of Carmel, Indiana
Department of Community Services
EDEN Land & Design, Inc. - Consultant

2 - Keystone @ 96th Street



96th Street & Westfield Blvd. Area

City of Carmel, Indiana
Department of Community Services
EDEN Land & Design, Inc. - Consultant

3 - 96th Street

Issue:

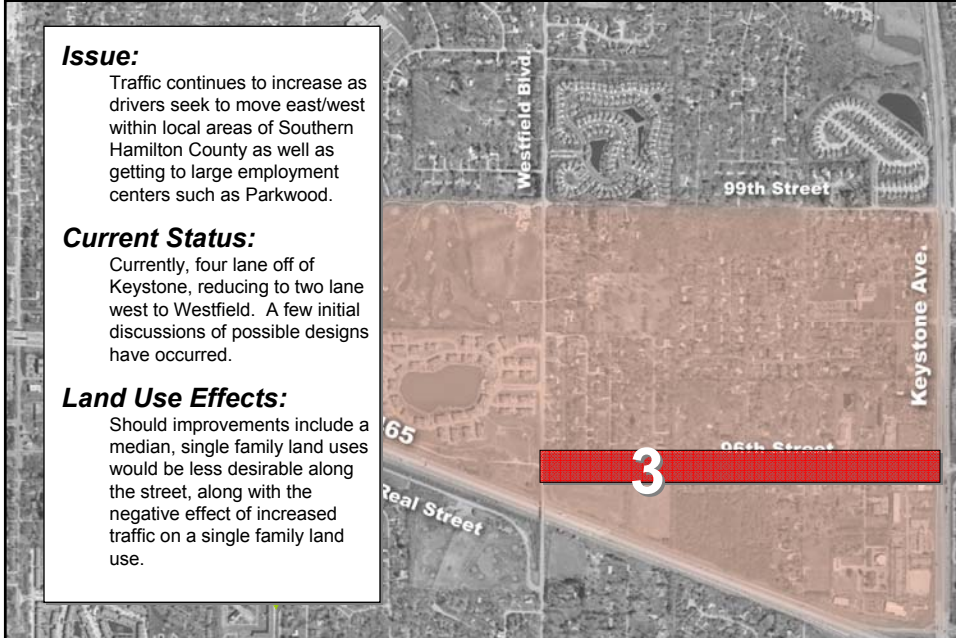
Traffic continues to increase as drivers seek to move east/west within local areas of Southern Hamilton County as well as getting to large employment centers such as Parkwood.

Current Status:

Currently, four lane off of Keystone, reducing to two lane west to Westfield. A few initial discussions of possible designs have occurred.

Land Use Effects:

Should improvements include a median, single family land uses would be less desirable along the street, along with the negative effect of increased traffic on a single family land use.



96th Street & Westfield Blvd. Area

City of Carmel, Indiana
Department of Community Services
EDEN Land & Design, Inc. - Consultant

3 - 96th Street



96th Street & Westfield Blvd. Area

City of Carmel, Indiana
Department of Community Services
EDEN Land & Design, Inc. - Consultant

4 - 99th Street

Issue:

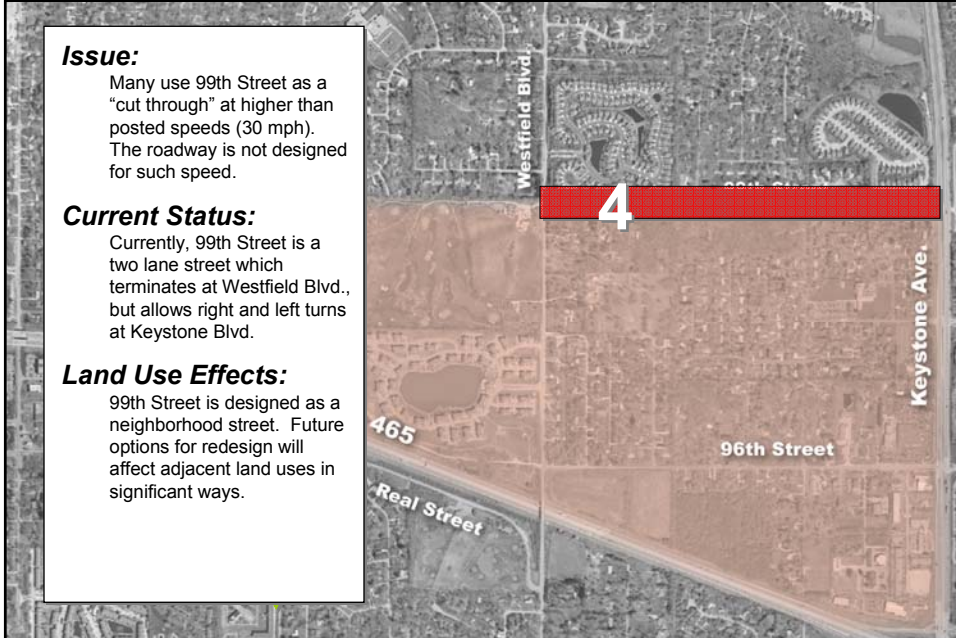
Many use 99th Street as a "cut through" at higher than posted speeds (30 mph). The roadway is not designed for such speed.

Current Status:

Currently, 99th Street is a two lane street which terminates at Westfield Blvd., but allows right and left turns at Keystone Ave.

Land Use Effects:

99th Street is designed as a neighborhood street. Future options for redesign will affect adjacent land uses in significant ways.



96th Street & Westfield Blvd. Area

City of Carmel, Indiana
Department of Community Services
EDEN Land & Design, Inc. - Consultant

4 - 99th Street



96th Street & Westfield Blvd. Area

City of Carmel, Indiana
Department of Community Services
EDEN Land & Design, Inc. - Consultant

5 - Connectivity to the West



Issue:

Employment centers such as Parkwood and the Meridian Street Corridor create the desirability for traffic heading east to west through this area.

Current Status:

96th Street "continues" by using Real Street, becoming 96th Street again after College Avenue.

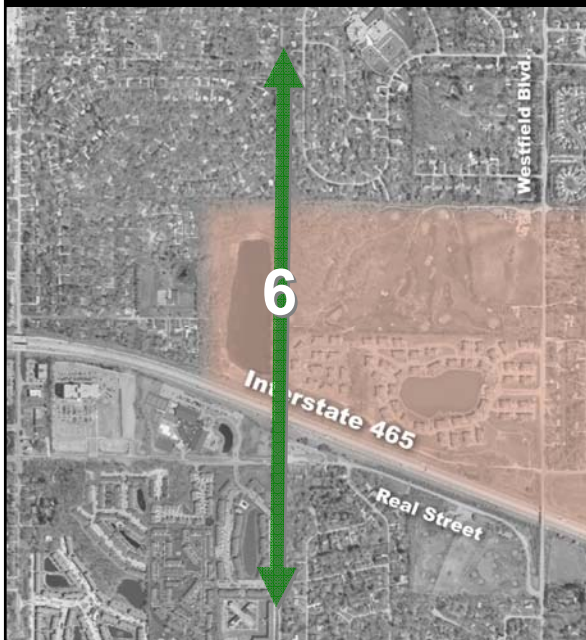
Land Use Effects:

Routing a "new route" would create unique land use challenges. Utilizing existing routing brings unique political challenges.

96th Street & Westfield Blvd. Area

City of Carmel, Indiana
Department of Community Services
EDEN Land & Design, Inc. - Consultant

6 - Pedestrian Access



Issue:

Pedestrian access is limited in this area. There are few sidewalks in the existing residential neighborhoods and public streets have few walkable areas.

Current Status:

The Monon Trail is heavily used by recreational traffic, but not for utility trips such as shopping or commuting.

Land Use Effects:

Increasing the pedestrian access in the area would create a safer street environment as more people on the street leads to more alert traffic. Also, access must lead to desirable points of interest (i.e park, store)

96th Street & Westfield Blvd. Area

City of Carmel, Indiana
Department of Community Services
EDEN Land & Design, Inc. - Consultant

7 - Mass Transit

Issue:

As Central Indiana continues to grow, the need for mass transit will become even more pressing. Regardless of what the region does, Carmel must look at its transit issues.

Current Status:

A large regional transit study is underway. One potential route for a transit line would include Keystone and 96th Street.

Land Use Effects:

Transit centers almost always increase the value of surrounding land uses. In addition, the creation of a well-designed transit center can become a strong community amenity with residential, commercial and transit uses mixed in an effective manner.



96th Street & Westfield Blvd. Area

City of Carmel, Indiana
Department of Community Services
EDEN Land & Design, Inc. - Consultant

CARMEL CENTRAL CORE RECOMMENDATIONS

- Implement proposed intersection improvement at 96th/Keystone.
- Improve Keystone roadway and redesign drive lanes to allow a separation of thru and local traffic coming to and from new intersection.
- Recommend that 98th Street terminate at Keystone allowing only a right hand turn south.
- Recommend that future designs for the intersection at 99th Street allow for left and right hand turns heading north and south.



96th Street & Westfield Blvd. Area

City of Carmel, Indiana
Department of Community Services
EDEN Land & Design, Inc. - Consultant

Keystone @ 96th Street Re-Design

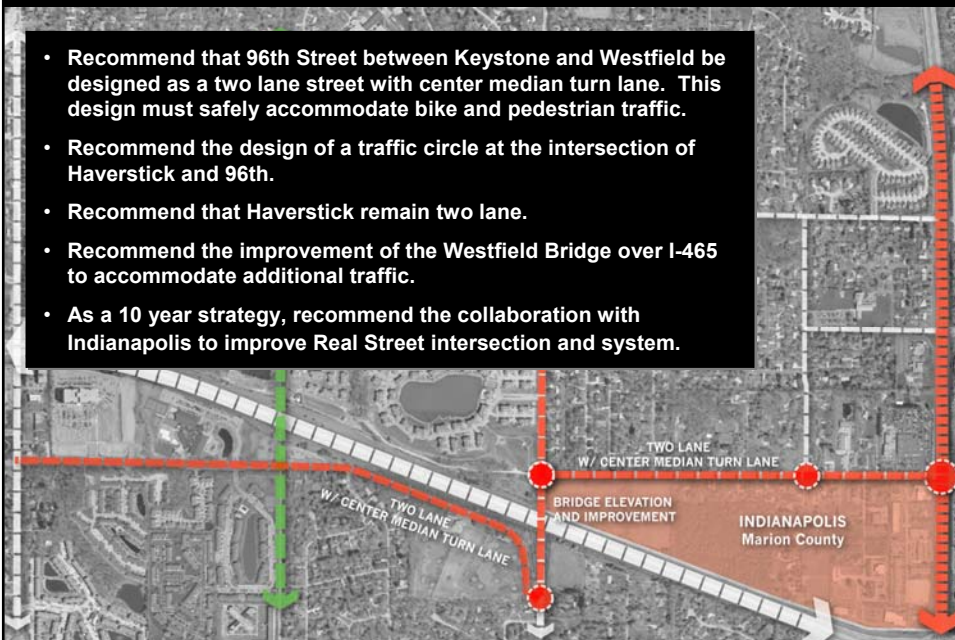


96th Street & Westfield Blvd. Area

City of Carmel, Indiana
Department of Community Services
EDEN Land & Design, Inc. - Consultant

CARMEL CENTRAL CORE RECOMMENDATIONS

- Recommend that 96th Street between Keystone and Westfield be designed as a two lane street with center median turn lane. This design must safely accommodate bike and pedestrian traffic.
- Recommend the design of a traffic circle at the intersection of Haverstick and 96th.
- Recommend that Haverstick remain two lane.
- Recommend the improvement of the Westfield Bridge over I-465 to accommodate additional traffic.
- As a 10 year strategy, recommend the collaboration with Indianapolis to improve Real Street intersection and system.

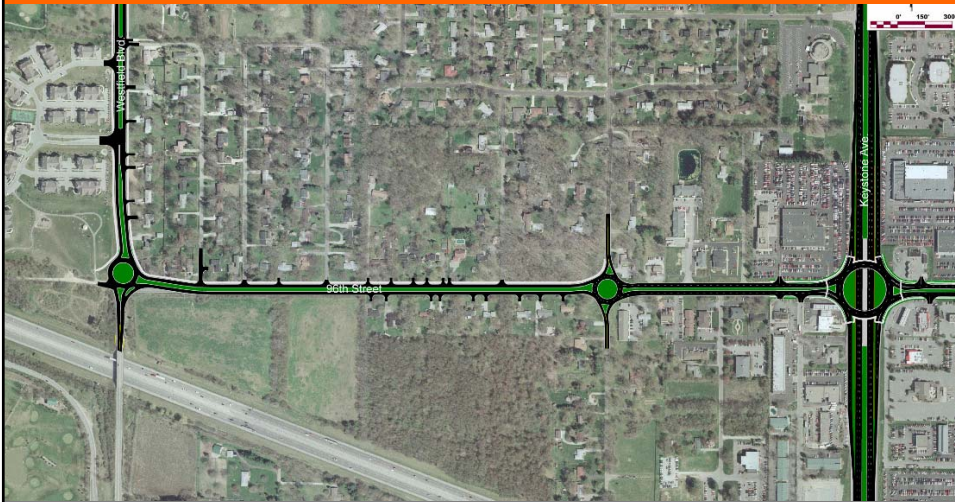


96th Street & Westfield Blvd. Area

City of Carmel, Indiana
Department of Community Services
EDEN Land & Design, Inc. - Consultant

LAND USE FRAMEWORK PLANNING

Possible Keystone/96th Street System



96th Street & Westfield Blvd. Area

City of Carmel, Indiana
Department of Community Services
EDEN Land & Design, Inc. - Consultant

LAND USE FRAMEWORK PLANNING

Possible Westfield / Real St. System



96th Street & Westfield Blvd. Area

City of Carmel, Indiana
Department of Community Services
EDEN Land & Design, Inc. - Consultant

LAND USE FRAMEWORK PLANNING

96th Street Analogy Photos



96th Street & Westfield Blvd. Area

City of Carmel, Indiana
Department of Community Services
EDEN Land & Design, Inc. - Consultant

LAND USE FRAMEWORK PLANNING

96th Street Analogy Photos



96th Street & Westfield Blvd. Area
City of Carmel, Indiana
Department of Community Services
EDEN Land & Design, Inc. - Consultant

LAND USE FRAMEWORK PLANNING
96th Street Analogy Photos



96th Street & Westfield Blvd. Area
City of Carmel, Indiana
Department of Community Services
EDEN Land & Design, Inc. - Consultant

LAND USE FRAMEWORK PLANNING
96th Street Analogy Photos



96th Street & Westfield Blvd. Area

City of Carmel, Indiana
Department of Community Services
EDEN Land & Design, Inc. - Consultant

LAND USE FRAMEWORK PLANNING

96th Street Analogy Photos



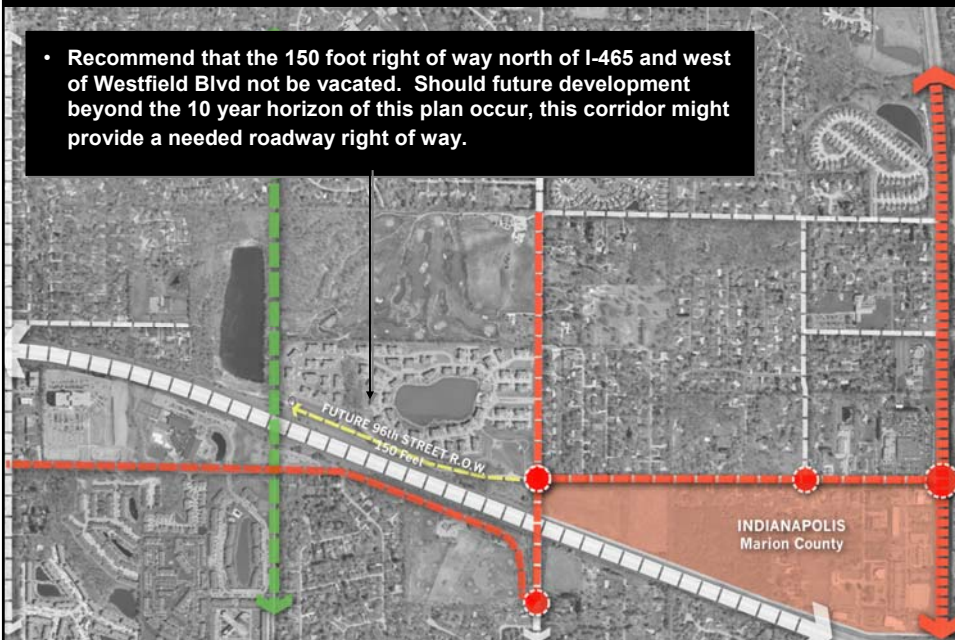
96th Street & Westfield Blvd. Area

City of Carmel, Indiana
Department of Community Services
EDEN Land & Design, Inc. - Consultant

CARMEL CENTRAL CORE

RECOMMENDATIONS

- Recommend that the 150 foot right of way north of I-465 and west of Westfield Blvd not be vacated. Should future development beyond the 10 year horizon of this plan occur, this corridor might provide a needed roadway right of way.



Department of Community Services

Neighborhood Plan Recommendations

Carmel Central Core

Walkable Neighborhood Centers

A CITY OF NEIGHBORHOODS: Future Nodes

- **Neighborhood Centers** with a mix of land uses and housing types
- **Walkable** - the Five Minute Walk
- **Connected** to existing **Nodes** through roadways, transit, trails



City of Carmel, Indiana
Department of Community Services
EDEN Land & Design, Inc. - Consultant

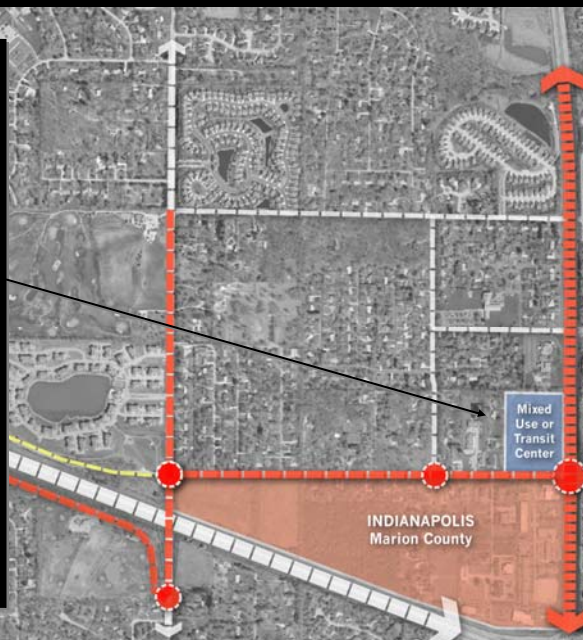
- **Places where people come from/go to other cities and areas.**
- **Automobile/Transit Areas**
- **Yet, still need to have a comfortable feel (the number of people who spend their days here is very large)**



City of Carmel, Indiana
Department of Community Services
EDEN Land & Design, Inc. - Consultant

CARMEL CENTRAL CORE RECOMMENDATIONS

- **Mixed Land Uses (Retail, Commercial, Office, Residential) with pedestrian-friendly urban forms.**
- **Maximum six (6) story height (80') on southeast 1/4 of area. (Keystone/96th)**
- **Maximum four (4) story height (50') on remaining area.**
- **Accommodation for Transit Center activities (Parking Garage, Drop-off, etc.)**
- **Minimum 25' landscape/noise/light buffer when adjacent to existing residential uses.**
- **Usable open space for site users as well as neighborhood**



96th Street & Westfield Blvd. Area

City of Carmel, Indiana
Department of Community Services
EDEN Land & Design, Inc. - Consultant

LAND USE FRAMEWORK PLANNING

Transit Center



96th Street & Westfield Blvd. Area

City of Carmel, Indiana
Department of Community Services
EDEN Land & Design, Inc. - Consultant

LAND USE FRAMEWORK PLANNING

Transit Center



96th Street & Westfield Blvd. Area

City of Carmel, Indiana
Department of Community Services
EDEN Land & Design, Inc. - Consultant

LAND USE FRAMEWORK PLANNING

Transit Center



96th Street & Westfield Blvd. Area

City of Carmel, Indiana
Department of Community Services
EDEN Land & Design, Inc. - Consultant

LAND USE FRAMEWORK PLANNING

Transit Center



96th Street & Westfield Blvd. Area

City of Carmel, Indiana
Department of Community Services
EDEN Land & Design, Inc. - Consultant

LAND USE FRAMEWORK PLANNING

Transit Center



96th Street & Westfield Blvd. Area

City of Carmel, Indiana
Department of Community Services
EDEN Land & Design, Inc. - Consultant

Photo Analogies

TRANSIT CENTER



96th Street & Westfield Blvd. Area

City of Carmel, Indiana
Department of Community Services
EDEN Land & Design, Inc. - Consultant

LAND USE FRAMEWORK PLANNING Mixed-Use Parking Garage



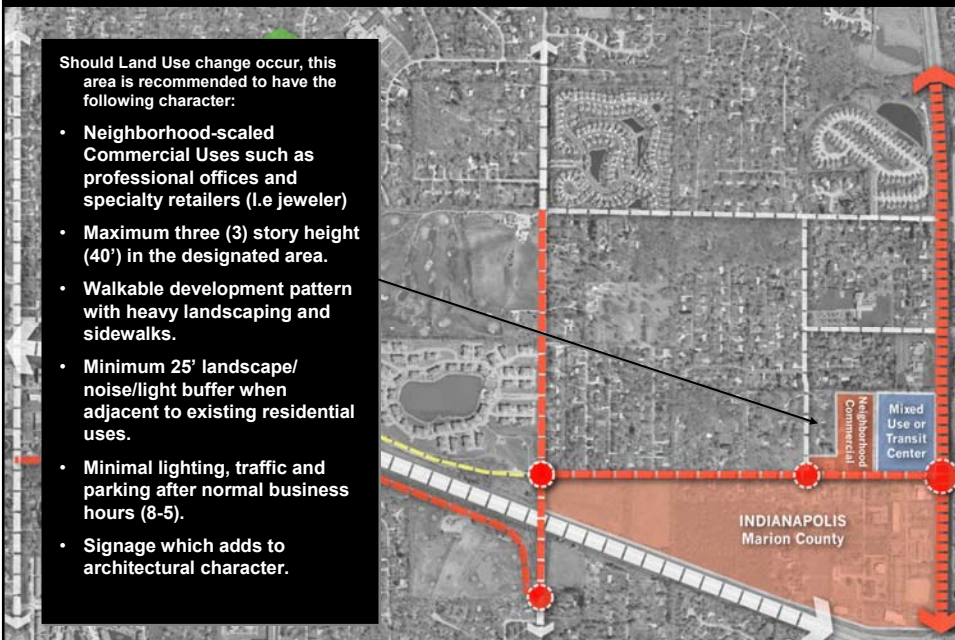
96th Street & Westfield Blvd. Area

City of Carmel, Indiana
Department of Community Services
EDEN Land & Design, Inc. - Consultant

CARMEL CENTRAL CORE RECOMMENDATIONS

Should Land Use change occur, this area is recommended to have the following character:

- Neighborhood-scaled Commercial Uses such as professional offices and specialty retailers (i.e. jeweler)
- Maximum three (3) story height (40') in the designated area.
- Walkable development pattern with heavy landscaping and sidewalks.
- Minimum 25' landscape/noise/light buffer when adjacent to existing residential uses.
- Minimal lighting, traffic and parking after normal business hours (8-5).
- Signage which adds to architectural character.



96th Street & Westfield Blvd. Area

City of Carmel, Indiana
Department of Community Services
EDEN Land & Design, Inc. - Consultant

Photo Analogies

Neighborhood Commercial

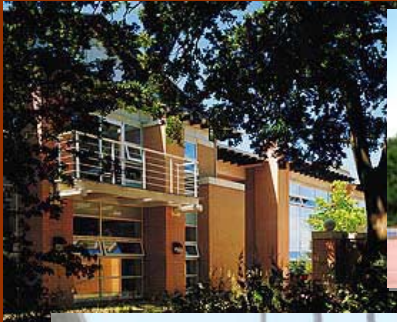


96th Street & Westfield Blvd. Area

City of Carmel, Indiana
Department of Community Services
EDEN Land & Design, Inc. - Consultant

Photo Analogies

Neighborhood Commercial



96th Street & Westfield Blvd. Area

City of Carmel, Indiana
Department of Community Services
EDEN Land & Design, Inc. - Consultant

CARMEL CENTRAL CORE RECOMMENDATIONS

Should Land Use change occur, this area is recommended to have the following character:

- Medium Residential Uses such as small-lot single family detached units, duplex units, or attached townhouse units.
- Maximum three (3) story height (40') in the designated area.
- Walkable development pattern with heavy landscaping and sidewalks.
- Minimum 25' landscape/ noise/light buffer when adjacent to existing residential uses.
- Connectivity for automobiles and pedestrians to Mixed Use area south.
- 8 - 14 units per acre
- Adheres to City Woodland Preservation Guidelines



96th Street & Westfield Blvd. Area

City of Carmel, Indiana
Department of Community Services
EDEN Land & Design, Inc. - Consultant

Photo Analogies Medium Density Residential



96th Street & Westfield Blvd. Area

City of Carmel, Indiana
Department of Community Services
EDEN Land & Design, Inc. - Consultant

Photo Analogies

Medium Density Residential



96th Street & Westfield Blvd. Area

City of Carmel, Indiana
Department of Community Services
EDEN Land & Design, Inc. - Consultant

Photo Analogies

Medium Density Residential



96th Street & Westfield Blvd. Area

City of Carmel, Indiana
Department of Community Services
EDEN Land & Design, Inc. - Consultant

CARMEL CENTRAL CORE RECOMMENDATIONS

Should Land Use change occur, this area is recommended to have the following character:

DEVELOPMENT FORM & USE:

- **Medium Density Residential**
Uses such as small-lot single family detached units, duplex units, or attached townhouse units.
- **Mixed Use Neighborhood Commercial** adjacent to Westfield Blvd. with active first floors (retail, office) under office and residential users.
- Maximum three (3) story height (40') in the area.
- Walkable development pattern with heavy landscaping and sidewalks.
- Minimum 25' landscape/ noise/light buffer when adjacent to existing residential.



96th Street & Westfield Blvd. Area

City of Carmel, Indiana
Department of Community Services
EDEN Land & Design, Inc. - Consultant

Mixed Use NEIGHBORHOOD COMMERCIAL



96th Street & Westfield Blvd. Area

City of Carmel, Indiana
Department of Community Services
EDEN Land & Design, Inc. - Consultant

Mixed Use

NEIGHBORHOOD COMMERCIAL



96th Street & Westfield Blvd. Area

City of Carmel, Indiana
Department of Community Services
EDEN Land & Design, Inc. - Consultant

Mixed Use

NEIGHBORHOOD COMMERCIAL



96th Street & Westfield Blvd. Area
City of Carmel, Indiana
Department of Community Services
EDEN Land & Design, Inc. - Consultant

Mixed Use

NEIGHBORHOOD COMMERCIAL



96th Street & Westfield Blvd. Area
City of Carmel, Indiana
Department of Community Services
EDEN Land & Design, Inc. - Consultant

Mixed Use

NEIGHBORHOOD COMMERCIAL



96th Street & Westfield Blvd. Area

City of Carmel, Indiana
Department of Community Services
EDEN Land & Design, Inc. - Consultant

Mixed Use

NEIGHBORHOOD COMMERCIAL



96th Street & Westfield Blvd. Area

City of Carmel, Indiana
Department of Community Services
EDEN Land & Design, Inc. - Consultant

Mixed Use

NEIGHBORHOOD COMMERCIAL



96th Street & Westfield Blvd. Area
City of Carmel, Indiana
Department of Community Services
EDEN Land & Design, Inc. - Consultant

Mixed Use

NEIGHBORHOOD COMMERCIAL



96th Street & Westfield Blvd. Area
City of Carmel, Indiana
Department of Community Services
EDEN Land & Design, Inc. - Consultant

Mixed Use

NEIGHBORHOOD COMMERCIAL



96th Street & Westfield Blvd. Area

City of Carmel, Indiana
Department of Community Services
EDEN Land & Design, Inc. - Consultant

Mixed Use

NEIGHBORHOOD COMMERCIAL



96th Street & Westfield Blvd. Area

City of Carmel, Indiana
Department of Community Services
EDEN Land & Design, Inc. - Consultant

Mixed Use

NEIGHBORHOOD COMMERCIAL



96th Street & Westfield Blvd. Area

City of Carmel, Indiana
Department of Community Services
EDEN Land & Design, Inc. - Consultant

CARMEL CENTRAL CORE RECOMMENDATIONS

Should Land Use change occur, this area is recommended to have the following character:

ACCESS & PARKING

- On-street parking is recommended.
- While automobile connection to adjacent neighborhoods is not recommended at this time, pedestrian pathways are recommended where feasible (i.e. 98th Street R.O.W)
- Should the opportunity exist, 99th Street might be rerouted through this area to reduce drive thru traffic. (Techniques should also be used to reduce Walden thru traffic.)



96th Street & Westfield Blvd. Area

City of Carmel, Indiana
Department of Community Services
EDEN Land & Design, Inc. - Consultant

CARMEL CENTRAL CORE RECOMMENDATIONS

Should Land Use change occur, this area is recommended to have the following character:

OPEN SPACE & VEGETATION

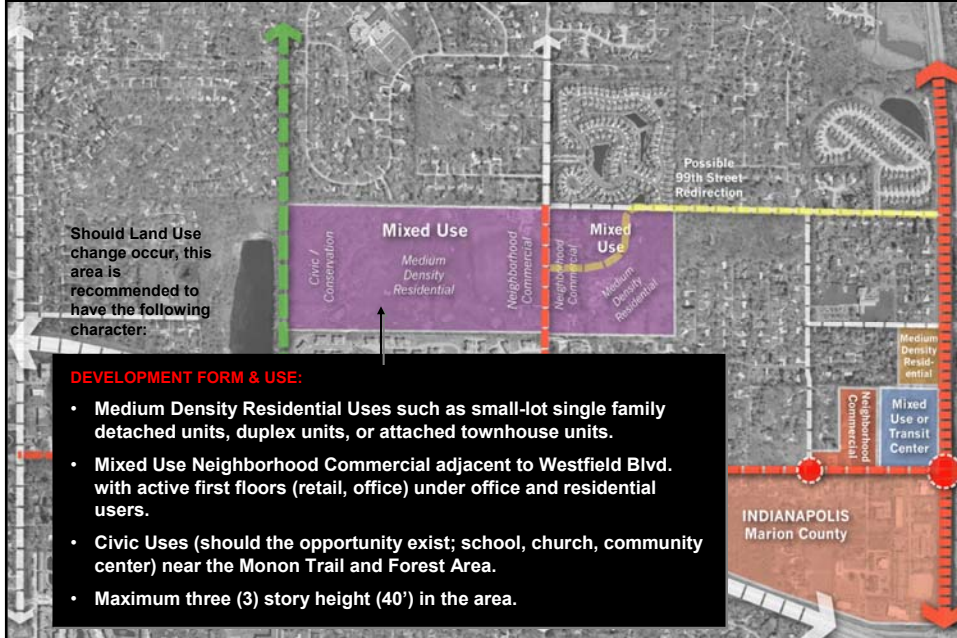
- Any development activity should adhere to the City's Woodland Preservation Guidelines
- Usable open space for site users as well as neighborhood should be integrated into the area. (i.e. pocket parks, play areas)
- Water drainage and retention should be handled on-site, with any retention ponds being designed for safety, yet still remain useful and attractive.



96th Street & Westfield Blvd. Area

City of Carmel, Indiana
Department of Community Services
EDEN Land & Design, Inc. - Consultant

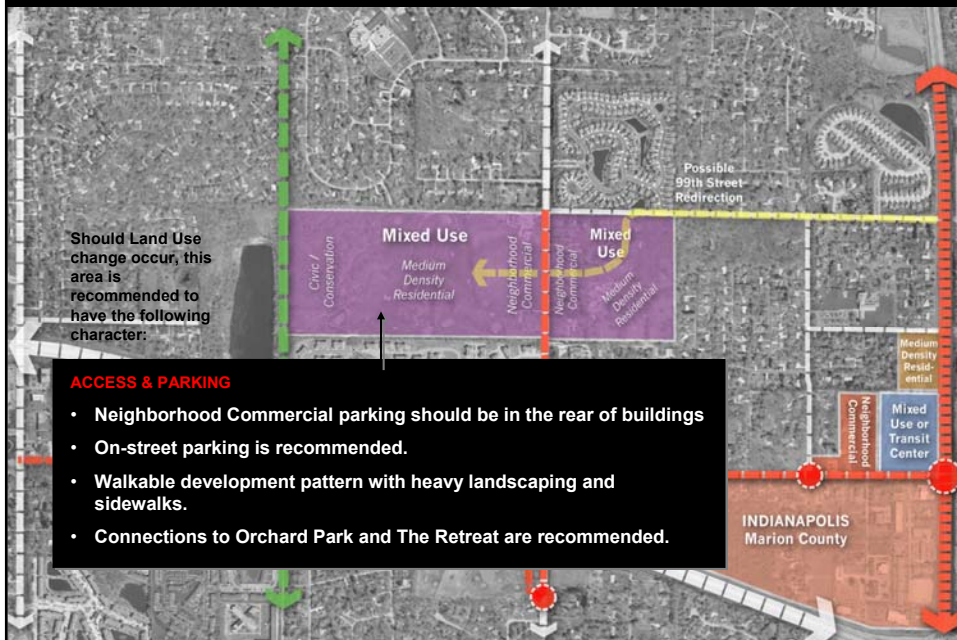
CARMEL CENTRAL CORE RECOMMENDATIONS



96th Street & Westfield Blvd. Area

City of Carmel, Indiana
Department of Community Services
EDEN Land & Design, Inc. - Consultant

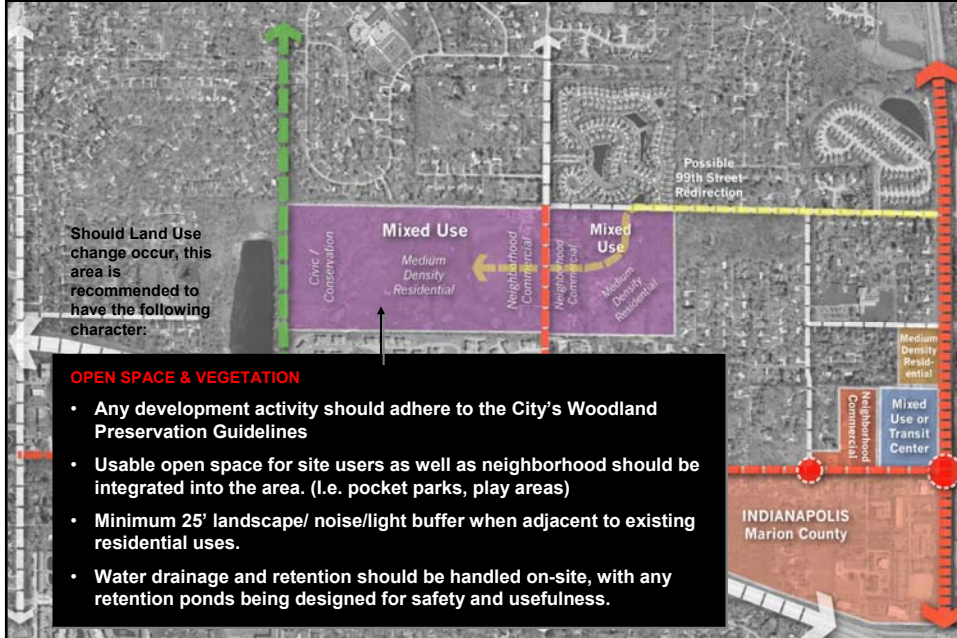
CARMEL CENTRAL CORE RECOMMENDATIONS



96th Street & Westfield Blvd. Area

City of Carmel, Indiana
Department of Community Services
EDEN Land & Design, Inc. - Consultant

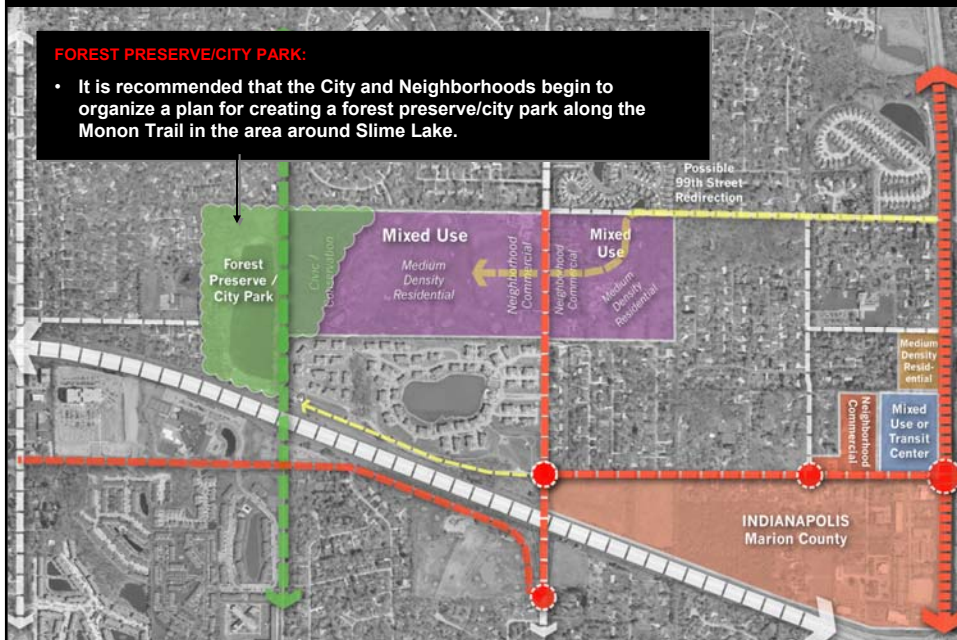
CARMEL CENTRAL CORE RECOMMENDATIONS



96th Street & Westfield Blvd. Area

City of Carmel, Indiana
Department of Community Services
EDEN Land & Design, Inc. - Consultant

CARMEL CENTRAL CORE RECOMMENDATIONS



96th Street & Westfield Blvd. Area

City of Carmel, Indiana
Department of Community Services
EDEN Land & Design, Inc. - Consultant

Photo Analogy

FOREST PRESERVE / CITY PARK



96th Street & Westfield Blvd. Area

City of Carmel, Indiana
Department of Community Services
EDEN Land & Design, Inc. - Consultant

Department of Community Services

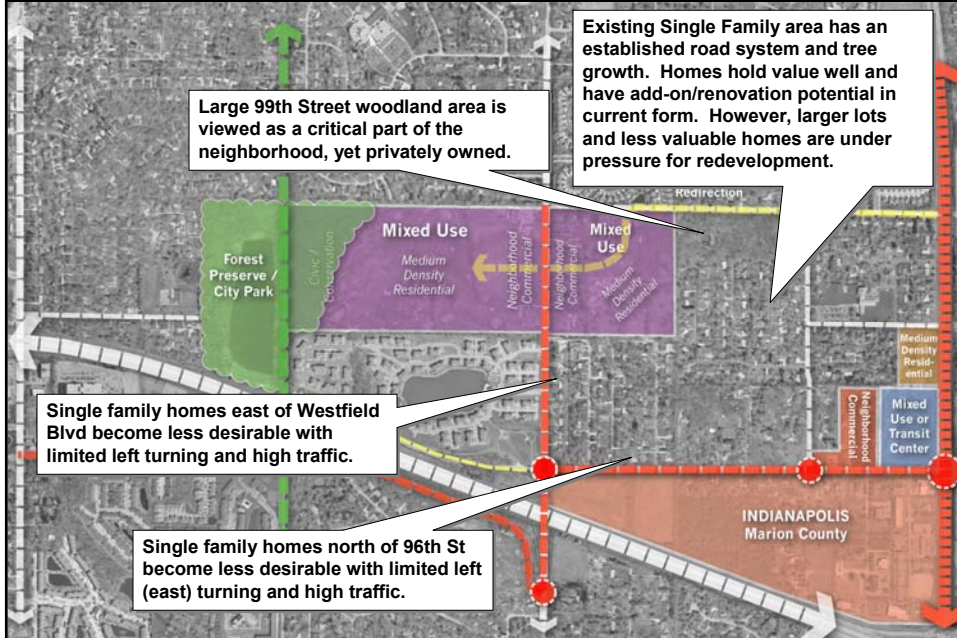
Neighborhood Plan Recommendations

Neighborhood

96th Street & Westfield Blvd. Area

City of Carmel, Indiana
Department of Community Services
EDEN Land & Design, Inc. - Consultant

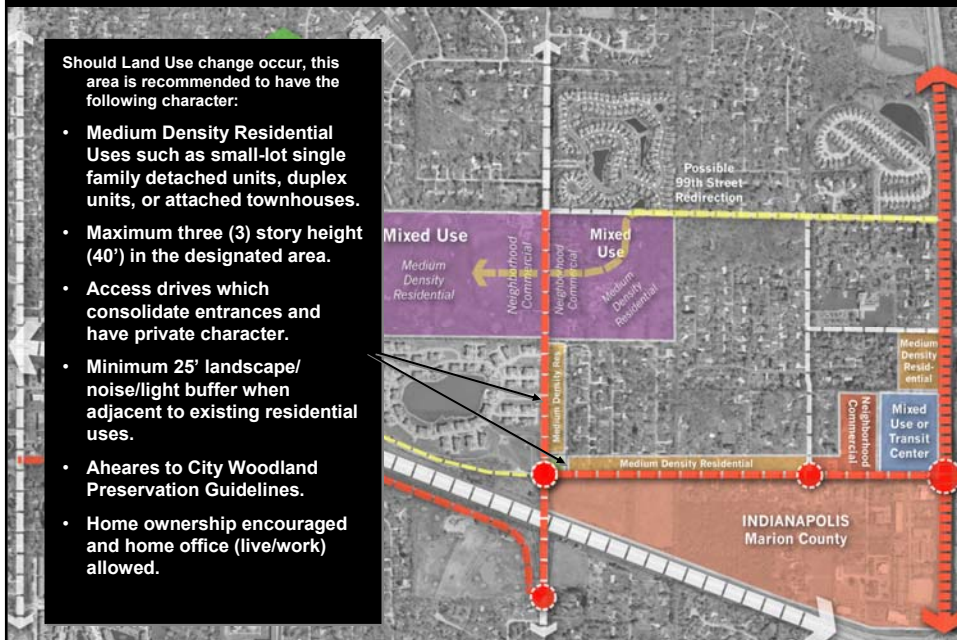
NEIGHBORHOOD ISSUES



96th Street & Westfield Blvd. Area

City of Carmel, Indiana
Department of Community Services
EDEN Land & Design, Inc. - Consultant

NEIGHBORHOOD RECOMMENDATIONS



96th Street & Westfield Blvd. Area

City of Carmel, Indiana
Department of Community Services
EDEN Land & Design, Inc. - Consultant

Photo Analogies

Medium Density Residential



96th Street & Westfield Blvd. Area

City of Carmel, Indiana
Department of Community Services
EDEN Land & Design, Inc. - Consultant

Photo Analogies

Medium Density Residential



96th Street & Westfield Blvd. Area

City of Carmel, Indiana
Department of Community Services
EDEN Land & Design, Inc. - Consultant

Photo Analogies

Medium Density Residential



96th Street & Westfield Blvd. Area

City of Carmel, Indiana
Department of Community Services
EDEN Land & Design, Inc. - Consultant

NEIGHBORHOOD

RECOMMENDATIONS

In the 10 year time horizon of this plan, the following recommendations are made for this area:

- Install sidewalks and bus stop areas on major neighborhood streets.
- Promote home maintenance and ownership through neighborhood organizations and code enforcement.
- Promote additional tree growth and planting.



96th Street & Westfield Blvd. Area

City of Carmel, Indiana
Department of Community Services
EDEN Land & Design, Inc. - Consultant

LAND USE FRAMEWORK PLANNING Residential Conservation



96th Street & Westfield Blvd. Area

City of Carmel, Indiana
Department of Community Services
EDEN Land & Design, Inc. - Consultant

NEIGHBORHOOD RECOMMENDATIONS



96th Street & Westfield Blvd. Area

City of Carmel, Indiana
Department of Community Services
EDEN Land & Design, Inc. - Consultant

Department of Community Services

Neighborhood Plan Recommendations

OVERVIEW

96th Street & Westfield Blvd. Area

City of Carmel, Indiana
Department of Community Services
EDEN Land & Design, Inc. - Consultant

NEIGHBORHOOD PLAN Conceptual Land Use Plan



96th Street & Westfield Blvd. Area

City of Carmel, Indiana
Department of Community Services
EDEN Land & Design, Inc. - Consultant

Systems

Open Space Network



96th Street & Westfield Blvd. Area

City of Carmel, Indiana
Department of Community Services
EDEN Land & Design, Inc. - Consultant

Systems

Walkable Development



96th Street & Westfield Blvd. Area

City of Carmel, Indiana
Department of Community Services
EDEN Land & Design, Inc. - Consultant

NEXT STEPS

- **Discussion**
- **Review of Possible Next Steps**